

WHITEMARSH RESERVE HOMEOWNERS' ASSOCIATION, INC.

c/o Avant-Garde Management
2688 SE Willoughby Blvd., Suite 101
Stuart, Florida 34994
Office: (772) 320-9617

Board of Directors Meeting Minutes
Tuesday, April 15, 2025 – 6:00 p.m.

Location: Courtyard By Marriott 7615 SW Lost River Road, Stuart, FL 34997

Board members present: Joe Banfi, Bob Goldberg, August Specht, Patty Abboud. Dan Marteen not present. Alexandra Gonzalez representing Avant-Garde Management, was also present.

The meeting was called to order at 6:02 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Minutes:

- ❖ March 11, 2025, Revised September 10, 2024 Minutes – Bob Goldberg made a motion to approve the minutes from March 11, 2025, and the revised September 10, 2024, minutes as presented. Joe Banfi seconded the motion. The motion carried.

Financials:

- ❖ January, February and March financials were presented. Bob Goldberg made a motion to approve the January, February and March financials as presented. Joe Banfi requested the aged owner balance as of current date for the month of April. Patty Abboud seconded the motion. The motion carried.

Board of Directors Updates:

- ❖ Patty Abboud, President – Board president read an introduction asking the membership to act accordingly addressing decorum at the Board of Directors Meeting.
- ❖ August Specht, Vice President – No Update
- ❖ Dan Marteen, Treasurer – No Update (not present)
- ❖ Bob Goldberg, Secretary -Requested a rental report.
- ❖ Joe Banfi, Director – No update.

Management Report:

- ❖ Management updated the community on the door replacement project. Two doors have been replaced, scheduling replacements. Project continues.
- ❖ Management presented the CD interest amounts, pending additional information from Merrill Lynch.
- ❖ Green Decorative Shutters was discussed. No decisions were made.
- ❖ FPL Workorders- FPL changed out lighting at a higher lumen, FPL workorder created to change back the lumen.
- ❖ Dryer Vents- A discussion and reminder that dryer vents are the responsibility of the homeowner.

Old Business:

- ❖ Preserve Cleaning- Aquagenix to clean Preserve in July/August 2025.

New Business:

- ❖ **ARC Application** – Patty Abboud made a motion to approve the ARC Application for 182 Walking Path, Bob Goldberg seconded the motion, motion carried.
- ❖ **Pressure Washing Wall** – Bob Goldberg made a motion to approve the pressure washing of the wall adjacent to South River, Patty Abboud seconded the motion, all in favor, motion carried.
- ❖ **Sales and Lease Application**- August Specht made a motion to eliminate the additional renewal fees for leases that are established. A background check can be completed, no additional credit check, Patty Abboud seconded the motion, all in favor. Motion Carried. A further review on FICO scores pending legal review.
- ❖ **Cable Renewal** – August Specht made a motion to approve the cable renewal with comcast, Bob Goldberg seconded the motion, motion carried.

Open Discussion:

- ❖ Discussion and questions were answered by the members.

With no further business before the Board, August Specht made a motion to adjourn the meeting at 7:15PM. Joe Banfi seconded the motion. The motion carried.

Respectfully submitted,

Alexandra Gonzalez, LCAM,
For and on behalf of the Board of Directors